133.0	0009	0006.0	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 1,266,900 / 1,266,900
					USE VALUE: 1,266,900 / 1,266,900
					ASSESSED: 1,266,900 / 1,266,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
97		GRAY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FENNELLY PAUL F--ETAL
Owner 2:	FENNELLY KATHERINE D
Owner 3:	
Street 1:	97 GRAY ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 12,590 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1925, having primarily Wood Shingle Exterior and 3167 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 10 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	12590.000	549,000		717,900	1,266,900
Total Card	0.289	549,000		717,900	1,266,900
Total Parcel	0.289	549,000		717,900	1,266,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 400.03 | /Parcel: 400.0

Legal Description

User Acct 86016

GIS Ref

GIS Ref

Insp Date 05/01/14

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 133.0-0009-0006.0

!10422!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	549,000	0	12,590.	717,900	1,266,900	1,266,900	Year End Roll	12/18/2019
2019	101	FV	408,900	0	12,590.	757,800	1,166,700	1,166,700	Year End Roll	1/3/2019
2018	101	FV	408,900	0	12,590.	558,400	967,300	967,300	Year End Roll	12/20/2017
2017	101	FV	408,900	0	12,590.	534,500	943,400	943,400	Year End Roll	1/3/2017
2016	101	FV	408,900	0	12,590.	494,600	903,500	903,500	Year End	1/4/2016
2015	101	FV	398,700	0	12,590.	414,800	813,500	813,500	Year End Roll	12/11/2014
2014	101	FV	398,700	0	12,590.	405,200	803,900	803,900	Year End Roll	12/16/2013
2013	101	FV	398,700	0	12,590.	386,100	784,800	784,800		12/13/2012

PRINT

Date	Time
12/11/20	00:43:37

LAST REV

Date	Time
01/25/18	18:25:15

apro

10422

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	14009-429		6/1/1980		99,000	No	No		Y

USER DEFINED

Prior Id # 1:	86016
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/25/2013	946	Redo Bas	72,450					
5/7/2002	341	Re-Roof	4,900	C				

ACTIVITY INFORMATION

Date	Result	By	Name
5/1/2014	Measured	PC	PHIL C
7/15/2013	Info Fm Prmt	EMK	Ellen K
11/14/2008	Meas/Inspect	345	PATRIOT
11/8/1999	Meas/Inspect	264	PATRIOT
7/31/1992		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		12590		Sq. Ft.	Site		0	90.	0.63	10									717,932						717,900	

Total AC/HA: 0.28903 | Total SF/SM: 12590 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 717,932 | Spl Credit | Total: 717,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	15	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	0.98154402
Const Adj.:	0.99841499
Adj $ / SQ:	122.499
Other Features:	99000
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	674490
Depreciation:	125455
Depreciated Total:	549035

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	5	Baths:	1	HB	1

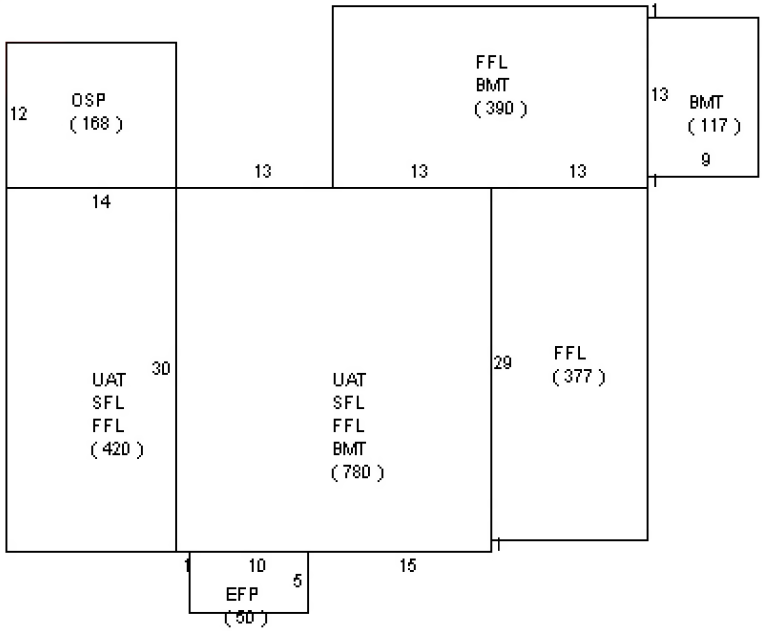
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	10	5	
Totals			
1	10	5	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	148.22
Special Features:	0	Val/Su Net:	110.42
Final Total:	549000	Val/Su SzAd	173.35

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,967	122.500	240,955
BMT	Basement	1,287	36.750	47,297
SFL	Second Floor	1,200	122.500	146,998
UAT	Upper Attic	300	49.000	14,700
OSP	Screen Porch	168	28.910	4,856
EFP	Enclos Porch	50	72.480	3,624

Net Sketched Area:	4,972	Total:	458,430
Size Ad	3167	Gross Are	5872	FinArea	3167
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

133.0-0009-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	